

034.0

0003

0030.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

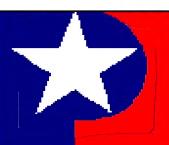
511,300 / 511,300

USE VALUE:

511,300 / 511,300

ASSESSED:

511,300 / 511,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
117		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TYLER TIMOTHY	
Owner 2: GUDURAS-TYLER MAJA	
Owner 3:	

Street 1: 117 SUNNYSIDE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BENNER JACOB S/MARCUM MARLA -

Owner 2: BENNETT PERRY/BILLYE -

Street 1: 117 SUNNYSIDE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .07 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3033		Sq. Ft.	Site		0	64.	1.68	3									327,034						327,000	

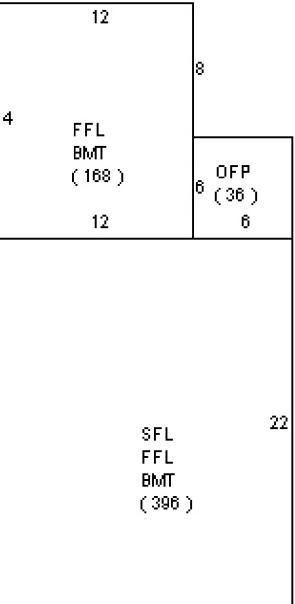
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101	3033.000	184,300		327,000	511,300			23637
Total Card	0.070	184,300		327,000	511,300	Entered Lot Size		GIS Ref
Total Parcel	0.070	184,300		327,000	511,300	Total Land:		GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	532.60	/Parcel:	532.60	Land Unit Type:	

PREVIOUS ASSESSMENT								Parcel ID	034.0-0003-0030.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2022	101	FV	184,300	0	3,033.	327,000	511,300		Year end	12/23/2021	Prior Id # 1: 23637	
2021	101	FV	184,300	0	3,033.	327,000	511,300		Year End Roll	12/10/2020	Prior Id # 2:	
2020	101	FV	184,400	0	3,033.	327,000	511,400	511,400	Year End Roll	12/18/2019	Prior Id # 3:	
2019	101	FV	128,200	0	3,033.	296,400	424,600	424,600	Year End Roll	1/3/2019	Prior Id # 1:	
2018	101	FV	128,200	0	3,033.	281,000	409,200	409,200	Year End Roll	12/20/2017	Prior Id # 2:	
2017	101	FV	128,200	0	3,033.	245,300	373,500	373,500	Year End Roll	1/3/2017	Prior Id # 3:	
2016	101	FV	128,200	0	3,033.	209,500	337,700	337,700	Year End	1/4/2016	Prior Id # 1:	
2015	101	FV	101,200	0	3,033.	194,200	295,400	295,400	Year End Roll	12/11/2014	Prior Id # 2:	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				ASR Map:	
BENNER JACOB S/	71954-320	1	11/30/2018			520,000	No	No						Fact Dist:	
SHERWOOD NORMA	45012-590		4/19/2005			310,000	No	No						Reval Dist:	
SHERWOOD NORMA	36738-465		10/17/2002	Family		99	No	No						Year:	
RICHARD PAUL/ET	24875-111		9/23/1994			127,000	No	No	Y					LandReason:	
														BldReason:	
														CivilDistrict:	
														Ratio:	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/23/2014	363	Solar Pa	8,050						12/7/2018	MEAS&NOTICE	CC	Chris C					
									6/16/2014	External Ins	PC	PHIL C					
									4/24/2009	Measured	372	PATRIOT					
									10/5/2005	MLS	HC	Helen Chinal					
									4/29/2000	Inspected	197	PATRIOT					
									2/23/2000	Measured	263	PATRIOT					
									1/1/1989		PM	Peter M					

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																	
Type: 23 - Row House	1	Rating: Good		COMMON WALL.																																																																																																									
Sty Ht: 2 - 2 Story		A Bath:	Rating:																																																																																																										
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																																																																																																										
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																																																																																																										
Frame: 1 - Wood		1/2 Bath:	Rating:																																																																																																										
Prime Wall: 3 - Aluminum		A HBth:	Rating:																																																																																																										
Sec Wall: 19 - Texture 111	5%	OthrFix:	Rating:																																																																																																										
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID																																																																																																							
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																																																																																																									
Color: BLUE		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																													
View / Desir:		Frl:	Rating:																																																																																																										
GENERAL INFORMATION				WSFlue:	Rating:	Other																																																																																																							
Grade: C - Average				Upper																																																																																																									
Year Blt: 1947	Eff Yr Blt:	Lvl 2																																																																																																											
Alt LUC:	Alt %:	Lvl 1																																																																																																											
Jurisdct:	Fact: .	Lower																																																																																																											
Const Mod:																																																																																																													
Lump Sum Adj:																																																																																																													
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN																																																																																																	
Avg Ht/FL: STD																																																																																																													
Prim Int Wal 1 - Drywall																																																																																																													
Sec Int Wall:	%																																																																																																												
Partition: T - Typical																																																																																																													
Prim Floors: 3 - Hardwood																																																																																																													
Sec Floors:	%																																																																																																												
Bsmnt Flr: 12 - Concrete																																																																																																													
Subfloor:																																																																																																													
Bsmnt Gar:																																																																																																													
Electric: 3 - Typical																																																																																																													
Insulation: 2 - Typical																																																																																																													
Int vs Ext: S																																																																																																													
Heat Fuel: 1 - Oil																																																																																																													
Heat Type: 1 - Forced H/Air																																																																																																													
# Heat Sys: 1																																																																																																													
% Heated: 100	% AC: 100																																																																																																												
Solar HW: NO	Central Vac: NO																																																																																																												
% Com Wal 25	% Sprinkled																																																																																																												
MOBILE HOME				Make:	Model:	Serial #		Year:	Color:																																																																																																				
SPEC FEATURES/YARD ITEMS				PARCEL ID 034.0-0003-0030.0																																																																																																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																												
More: N Total Yard Items: Total Special Features: Total:																																																																																																													
 <p>RESIDENTIAL GRID</p> <p>1st Res Grid Desc: Line 1 # Units 1</p> <p>Level FY LR DR D K FR RR BR FB HB L O</p> <p>Other</p> <p>Upper</p> <p>Lvl 2</p> <p>Lvl 1</p> <p>Lower</p> <p>Totals RMS: 5 BRs: 2 Baths: 1 HB</p> <p>REMODELING</p> <p>Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General: </p> <p>RES BREAKDOWN</p> <table border="1"> <thead> <tr> <th>No Unit</th> <th>RMS</th> <th>BRS</th> <th>FL</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>5</td> <td>2</td> <td></td> </tr> <tr> <td colspan="4">Totals</td> </tr> <tr> <td>1</td> <td>5</td> <td>2</td> <td></td> </tr> </tbody> </table> <p>SUB AREA</p> <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undepr Value</th> <th>Sub Area</th> <th>% Usbl</th> <th>Descrip</th> <th>% Type</th> <th>Qu</th> <th># Ten</th> </tr> </thead> <tbody> <tr> <td>BMT</td> <td>Basement</td> <td>564</td> <td>37.420</td> <td>21,104</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>FFL</td> <td>First Floor</td> <td>564</td> <td>124.730</td> <td>70,345</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SFL</td> <td>Second Floor</td> <td>396</td> <td>124.730</td> <td>49,391</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>OPF</td> <td>Open Porch</td> <td>36</td> <td>40.650</td> <td>1,463</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 1,560 Total: 142,303</td> <td colspan="4"></td> <td colspan="4"></td> </tr> <tr> <td>Size Ad</td> <td>960</td> <td>Gross Area</td> <td>1560</td> <td>FinArea</td> <td>960</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>IMAGE</p> <p>AssessPro Patriot Properties, Inc</p> 																No Unit	RMS	BRS	FL	1	5	2		Totals				1	5	2		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	BMT	Basement	564	37.420	21,104							FFL	First Floor	564	124.730	70,345							SFL	Second Floor	396	124.730	49,391							OPF	Open Porch	36	40.650	1,463							Net Sketched Area: 1,560 Total: 142,303												Size Ad	960	Gross Area	1560	FinArea	960					
No Unit	RMS	BRS	FL																																																																																																										
1	5	2																																																																																																											
Totals																																																																																																													
1	5	2																																																																																																											
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																			
BMT	Basement	564	37.420	21,104																																																																																																									
FFL	First Floor	564	124.730	70,345																																																																																																									
SFL	Second Floor	396	124.730	49,391																																																																																																									
OPF	Open Porch	36	40.650	1,463																																																																																																									
Net Sketched Area: 1,560 Total: 142,303																																																																																																													
Size Ad	960	Gross Area	1560	FinArea	960																																																																																																								